



MEMORANDUM

TO: Beacon Correctional Facility RFP Respondents
FROM: RFP Review Committee
DATE: Tuesday, December 23, 2014
RE: Responses to submitted questions

The following is a list of responses to questions submitted by prospective respondents to ESD's request for proposals (RFP) for the purchase or lease or combination thereof, and adaptive re-use, of the former Beacon Correctional Facility, located at 50 Camp Beacon Road, Beacon, NY 12508. A copy of the RFP is also available at:

<http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

The deadline for final questions was Monday, December 22, 2014. ESD may continue to upload new documents to ESD's website in conjunction with the RFP, and Respondents are encouraged to check back for more information.

Q1: Which parties have expressed an interest in developing, or assisting in the development of, the Site? Will the tour sign-in lists be made public?

A: ESD does not disclose lists of expressions of interest; however the sign-in sheet from the tour is now available on the ESD webpage under the Beacon RFP at: <http://esd.ny.gov/CorporateInformation/RFPs.html>. Please note that not every attendee may have signed in, and thus the sheet may be incomplete.

Q2: How, if at all, does the weight of consideration given to the different selection criteria (listed on page 18 of the RFP) vary in ESD's proposal evaluation process?

A: All selection criteria are weighted equally in evaluating proposals.

Q3: To what extent, if any, will the public benefits described by the Respondent on the "Key General Assumptions" page of the RFP Workbook be considered in ESD's proposal evaluation? How will consideration of these benefits compare in weight to consideration given to the selection criteria listed on page 18 of the RFP?

A: The Key General Assumptions are requested for informational purposes so ESD can better evaluate each proposal. The proposals are evaluated using the selection criteria.

Q4: If development costs exceed \$6 million, would there be potential for additional grant funding or financing from the State of New York?

A: Receipt of up to \$6 million in Economic Transformation Program funds will not preclude a Respondent from pursuing other ESD or State programs (e.g., Excelsior Jobs Program). A list of such programs includes, but is not limited to, those on the following web page: <http://www.esd.ny.gov/BusinessPrograms.html>.

Q5: Is traffic to the Site permitted to access the road that passes in front of Fishkill Correctional Facility (Route 52/Prospect Street/Matteawan Road)?

A: Yes

Q6: Would it be possible for the developer to be granted use of the access road and underpass that runs below Interstate 84?

A: No. Due to security concerns at the adjacent Fishkill Correctional Facility, access to the road and underpass is not possible.

Q7: Would it be possible for the developer to construct direct entrance and exits ramps from the site to Interstate 84? If so, could a portion of the \$6 million in grants from the State and Municipal Facilities Program be used to cover the construction cost?

A: No. The Site included for purchase in the RFP does not adjoin Interstate 84. The State does not have any plans to sell any adjacent land.

Q8: Is the Supervisor's House (Building 48, labeled "Staff House" in Figure 1 of the Facility Plan, page 5 of the RFP) included in the offering?

A: Yes, Building 48 is included in the offer. However, Buildings 37, 53, 104, 105 and 140 (all of which are "Fishkill Correctional Facility" in Figure 1) are not included in the RFP offering.

Q9: Would it be possible for the developer to purchase the adjacent hayfield (which begins next to the generator and extends parallel to Matteawan Rd) and/or the residential building next to the hayfield?

A: The State does not have plans to sell those properties at this time.

Q10: Where does the City of Beacon plan to build its municipal highway garage?

A: The RFP included a Site Map as an attachment that show the boundaries of the eight acres planned for the garage facility. A copy of the map is available at: http://esd.ny.gov/CorporateInformation/Data/RFPs/BeaconCF/Beacon_RFP_Map.pdf

Q11: Must the proposed development program include a new water supply system, or would it be possible to continue to source potable water from the Fishkill Correctional Facility?

A: A separate water system is required.

Q12: What, if any, flooding has occurred historically in each building on the site? Where on the site map are the storm water management issues referenced on page 9 of the RFP?

A: There is no known history of flooding specifically in the buildings, however there are wetlands on the site. Much of the site has little topographical change, but there is a gentle slope up toward the northeast portion of the property, to approximately 180 feet, which affects storm water runoff conditions both on- and off-site. There are several wetland areas that, while not regulated by the New York State Department of Environmental Conservation (NYS DEC), may be under U.S. Army Corps of Engineers and/or City of Beacon jurisdiction. The site is not located within a 100-year floodplain, but there is a history of flooding in the vicinity.

Q13: Is Fishkill Correctional Facility prison currently implementing or planning any construction or activities that might affect the site, particularly in terms of water runoff?

A: No construction or activities are planned at this time. Any future work would include storm water management and run off controls.

Q14: Can ESD provide flood maps of the Site, or direct applicants towards a third party source of flood maps?

A: A copy of a Federal Emergency Management Agency flood map is now available at <http://esd.ny.gov/CorporateInformation/RFPs.html>

Q15: What are the past uses of the property?

A: The Site is located on land that was once part of Matteawan State Hospital for the Criminally Insane. The Site began operation under the New York State Department of Correctional Services and Community Supervision (DOCCS) in 1981 and was most recently a minimum-security correctional facility for women.

Q16: Does the land require environmental remediation? Can ESD provide environmental analysis materials?

A: No. Based on the findings of a Phase II Environmental Site Assessment, no further action is recommended for the site. The Phase I and Phase II Environmental Site Assessment reports have been added to the ESD's website for the Beacon RFP at: <http://esd.ny.gov/CorporateInformation/RFPs.html>

Q17: Do the buildings have asbestos or lead in them? If so, at what levels?

A: No facility wide asbestos or lead-based paint surveys have been conducted. However, due to the age of the buildings, which range from the early 1900s to the late 1990s, it should be assumed that some of the buildings may contain asbestos containing materials and lead-based paint.